

Hawkins Plaza Unit 2

City of El Paso — City Plan Commission — 12/6/2018

SUSU17-00039 — Major Combination (REVISED)



STAFF CONTACT: Rocio Alvarado, (915) 212-1612, alvaradorp@elpasotexas.gov

PROPERTY OWNER: City of El Paso

REPRESENTATIVE: CSA Design Group, Inc

LOCATION: South of Montana & East of Hawkins, District 3

ACREAGE: 2.071

VESTED: No

PARK FEES REQUIRED: N/A

EXCEPTION/MODIFICATION REQUEST: 1. An exception to waive the hike and bike.

RELATED APPLICATIONS: N/A

PUBLIC INPUT: N/A

STAFF RECOMMENDATION: Approval

SUMMARY OF REQUEST: The applicant proposes to subdivide 2.071 acres into one lot. Primary access to the subdivision is proposed from Montana Avenue. The applicant is required to dedicate 5' of additional right-of-way to meet their proportionate share; however, they are dedicating a total of 17'. Twelve feet will accommodate the installation of a deceleration lane and the remaining 5' will accommodate a sidewalk along Montana Avenue, consistent with TxDOT's request. This application is being reviewed under Title 21 (SmartCode) and is required to comply with the approved EPIA Southern Industrial Park Master Plan.

SUMMARY OF RECOMMENDATION: Planning staff recommends **approval** of Hawkins Plaza Unit 2 on a Major Combination basis.



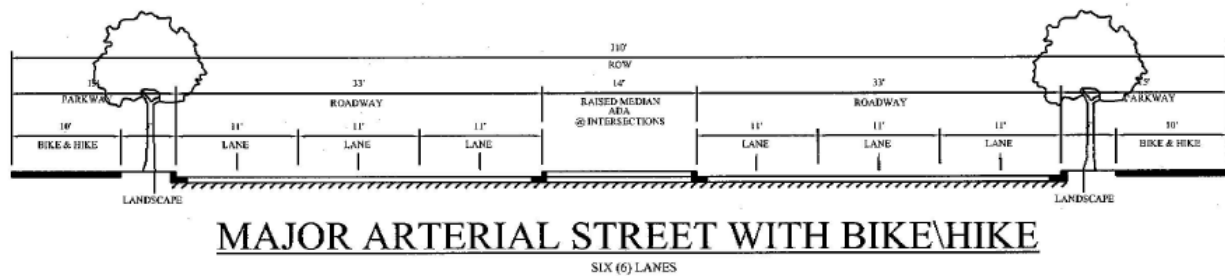
DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

The applicant is requesting the following exception pursuant to section 19.10.050.A

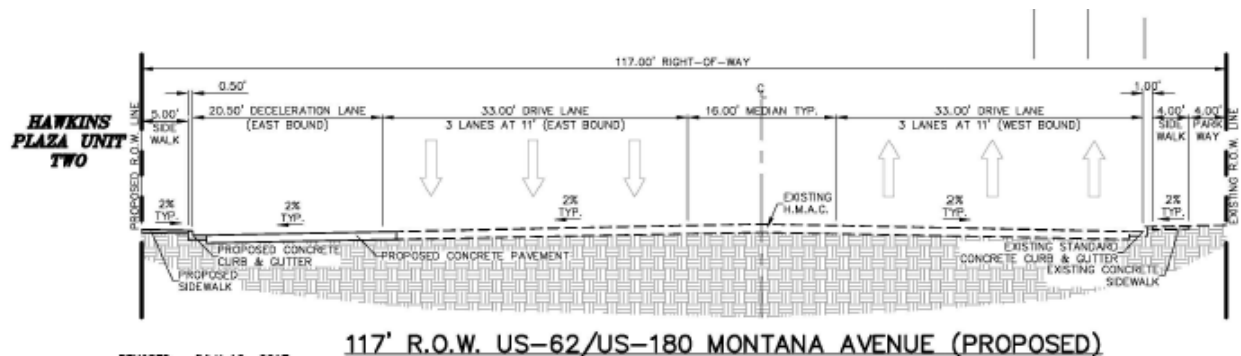
1. To waive the required 10' bike and hike improvements along Montana Avenue.

There are no existing bicycle facilities within ¼ mile of the subject property. The applicant will be installing a 5' sidewalk in lieu of the bike and hike.

REQUIRED



PROPOSED



The applicant does meet the following criteria under Section 19.10.050 (Roadway participation policies – Improvement of roads and utilities within and or abutting the subdivision) for requesting an exception. The section reads as follows:

Section 19.10.050-A

1: The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:

a: Fifty per cent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood.

RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is designated G3, Post-War

GOAL 2.1:	
The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.	
GOAL 2.2:	
The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.	
POLICY	DOES IT COMPLY?
Policy 2.1.6: Development is encouraged along existing or planned bicycle networks where additional segments and/or secure bicycle storage can be added to the network.	No, the applicant is not developing along an existing bicycle facility.
Policy 2.2.4.b.: Commercial and office uses at intersections should have direct paths to greens and squares.	No, the proposed subdivision is not at an intersection. However, there is a golf course adjacent to it.

NEIGHBORHOOD CHARACTER: Subject property is zoned SCZ/sd3 (SmartCode/special district 3) and is currently vacant. Properties adjacent to the subject property are zoned SCZ/sd3 (SmartCode/special district 3), M-1 (Manufacturing), R-4 (Residential) and C-4 (Commercial). Surrounding land uses are residential and commercial. The nearest school is Cielo Vista Elementary (0.73 miles). The nearest park is Hawkins (0.51 miles). This property is not located within any Impact Fee Service Area

COMMENT FROM THE PUBLIC: N/A

STAFF COMMENTS:

Planning staff recommends **approval** of Hawkins Plaza Unit 2 on a Major Combination basis.

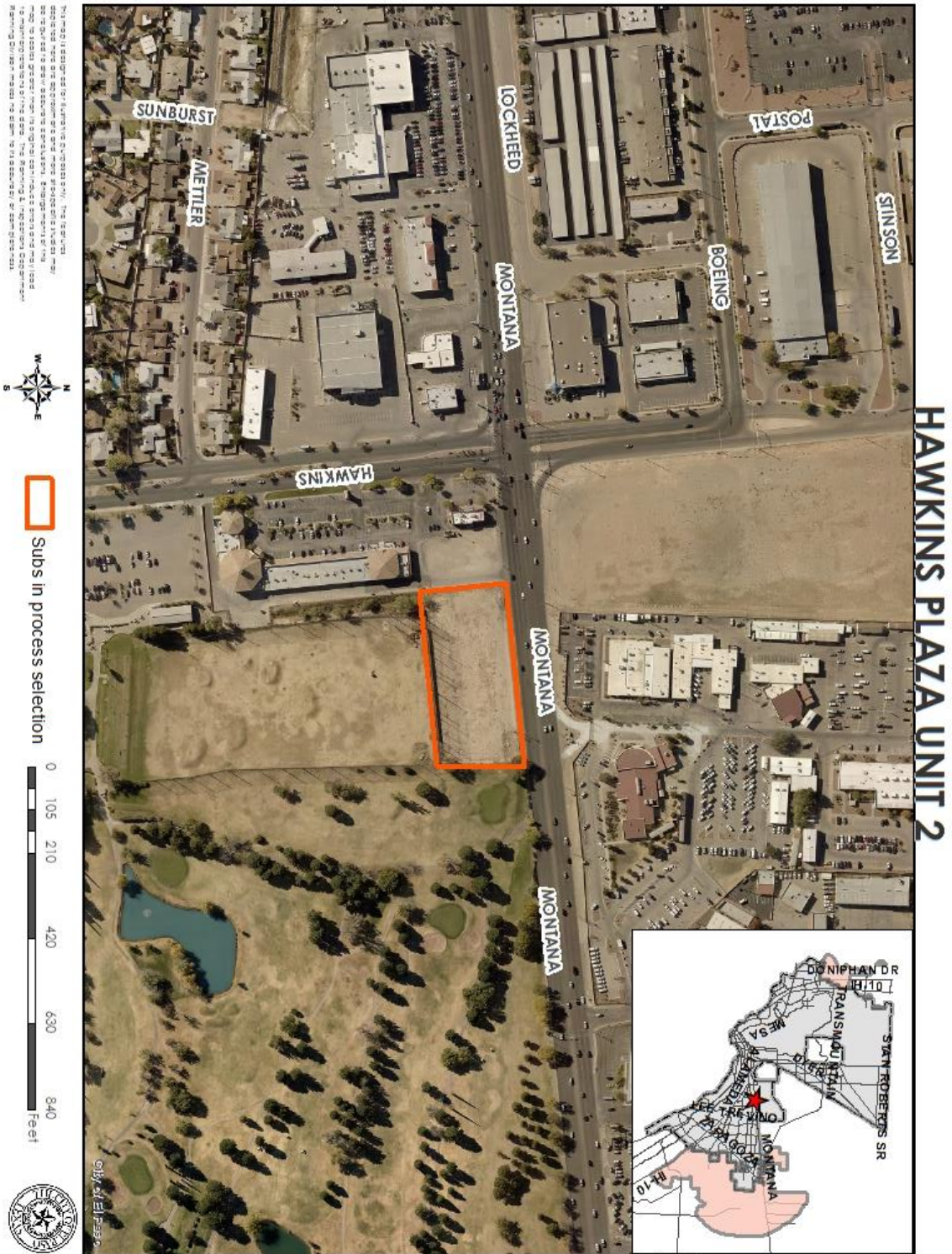
PLAT EXPIRATION:

This application will expire on **December 6, 2021**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

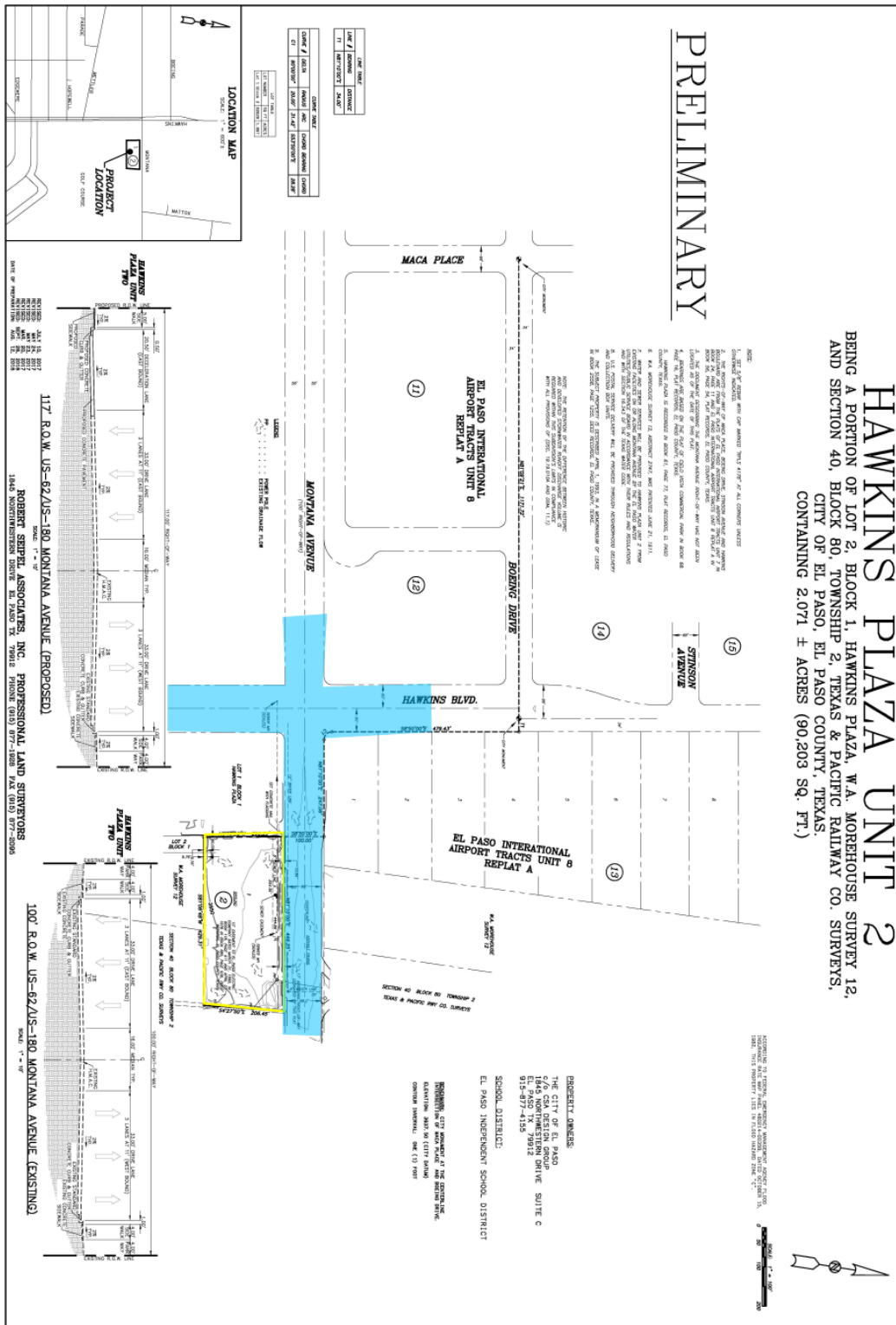
ATTACHMENTS:

1. Location map
2. Preliminary Plat
3. Final plat
4. Exception request
5. ¼ mile buffer
6. Application
7. Department Comments

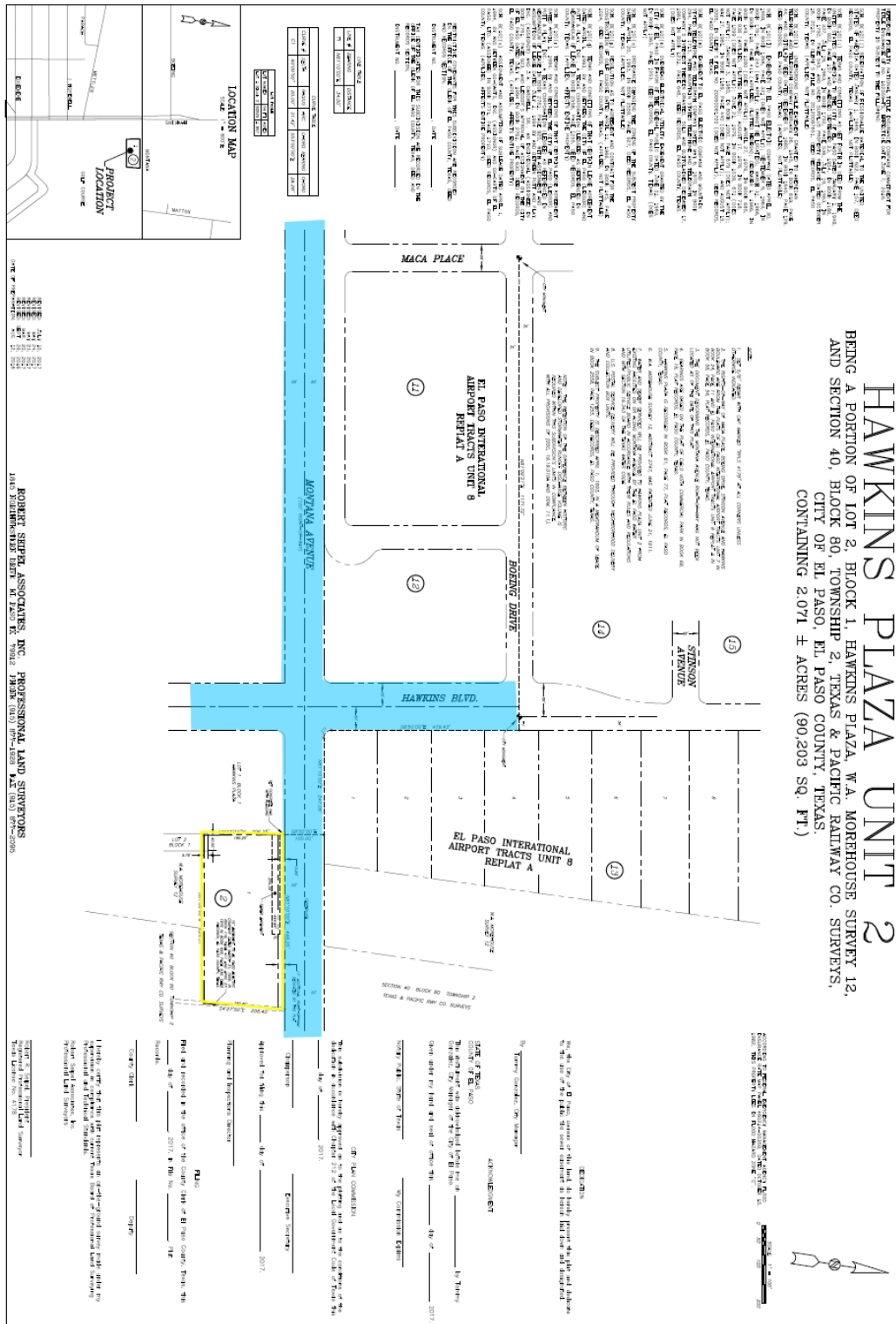
ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4

csa design group, inc.



www.csaengineers.com

1845 Northwestern Dr. Ste C
El Paso, Texas 79912

tel 915.877.4155
fax 915.877.4334

May 25, 2017

Ms. Brenda Cantu
Planner, Subdivisions
Planning & Inspections - Planning Division | City of El Paso
801 Texas
El Paso, TX 79901

Reference: **Street Right-of-Way Modification Request**
Hawkins Plaza Unit 2

Dear Ms. Cantu:

On behalf of the Property Owner, we present this letter requesting a modification of the existing street cross-section right-of way's (R.O.W.) abutting the subject subdivision plat currently under review for approval. The modification requests for these substandard roads are as follows:

- US Highway 62 (Montana Avenue)

The existing roadway cross section consists of a 100-foot R.O.W. including 4-foot wide parkways, 66-foot wide roadways, a 16-foot wide paved two-way left turn lane, and 5-foot wide sidewalks along both sides of the ROW. As this roadway is currently maintained by the Texas Department of Transportation, we respectfully request that the roadway cross section, and its previously approved modifications, be accepted and applied to our subdivision request.

Per coordination efforts with TxDOT personnel, it has been indicated that TxDOT does not request any additional R.O.W. and has no intentions of installing any hike & bike lanes in the future. Transcripts of this discussion were forward to your attention via email on May 17, 2017 directly from TxDOT personnel. Please note that no modifications/improvements are being proposed for this roadway with regards to the subject subdivision plat.

Should you have any questions, please feel free to contact me at (915) 877-4155, ext. 121 at any time.

Thank you for your assistance with this matter.

Sincerely,

CSA DESIGN GROUP, INC.

Adrian I. Holguin-Ontiveros, P.E., CFM
Civil Engineer Project Manager

ATTACHMENT 5



ATTACHMENT 6



CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: May 30, 2017 NO FILE NO. SUSU17-00039
SUBDIVISION NAME: Hawkins Plaza Unit 2

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Portion of Lot 1, Block 1, Hawkins Plaza and W.A. Morehouse Survey 12, City of El Paso, El Paso County, Texas.
2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	<u>2.071</u>	<u>1</u>	Total No. Sites	_____	<u>1</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>2.071</u>	_____
3. What is existing zoning of the above described property? SCZ-SD3 Proposed zoning? _____
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes _____ No _____ N/A _____
5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
No Improvements proposed for this subdivision at this time. Existing drainage patterns to remain undisturbed.
7. Are special public improvements proposed in connection with development? Yes _____ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No _____
If answer is "Yes", please explain the nature of the modification or exception
A Waiver of improvements associated to Montana Ave. (TxDOT R.O.W.) has been submitted with this application.
9. Remarks and/or explanation of special circumstances: _____
10. Improvement Plans submitted? Yes _____ No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No X
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024

12. Owner of record City of El Paso, 300 N. Campbell Street, El Paso, TX 79902 (915) 212-7337
(Name & Address) (Zip) (Phone)
13. Developer c/o
(Name & Address) (Zip) (Phone)
14. Engineer CSA Design Group, Inc., 1845 Northwestern Dr. Ste C, El Paso, TX 79912 915-877-4155
(Name & Address) gonzalez@csaengineers.com (Zip) (Phone)

Refer to Schedule C for
current fee.

OWNER SIGNATURE:

REPRESENTATIVE:

CSA Design Group, Inc.

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024

ATTACHMENT 7

Planning and Inspections Department - Land Development

We have reviewed subject plats and recommend Approval.

The Developer/Engineer shall address the following comments.

1. At the improvement plan stage, provide protection to the subdivision from all offsite storm-water runoff that may have an adverse impact on any improvements.
2. Verify if additional ROW line is to follow the new deceleration line curve.

TxDOT

- A 35' driveway with deceleration lane was approved by the Access Management Committee.
- TxDOT recommends a regular 5-ft sidewalk. TxDOT has no plans for a hike and bike in the area.

Long Range

The Long Range Planning section has reviewed the plat and provides the following comments:

1. The Consolidated Review Committee (CRC) reviewed and approved a Preliminary Building Scale Plan at this location on March 28, 2017.
- ~~2. The cross-section for Montana Avenue should match layout depicted on the approved Preliminary Building Scale Plan.~~
3. A Final Building Scale Plan shall be submitted for review by the CRC prior to the issuance of building permits.

Capital Improvement Department- Parks and Recreation

We have reviewed **Hawkins Plaza Unit 2**, a major combination plat map and on behalf of CID Parks & Planning Division, we offer Developer / Engineer the following comments:

This subdivision is zoned Smart Code Zoning (SCZ-SD3) and is part of the "**Southern Industrial Park**" regulating plan therefore not required to comply with the parkland dedication ordinance requirements Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space**, however, applicant needs to comply/conform with the following Title 21 Smart Code Zoning requirements:

1. Development needs to comply with latest amended / approved Regulating Plan and approved Building Scale Plan.
2. Building Scale Plan needs to be reviewed & approved by the Consolidated Review Committee (CRC) prior to submittal of final plat for approval.
3. Building Scale Plan shall comply with required type of Civic Spaces if required per the Final Amended / Approved Regulating Plan.
4. Building Scale Plan shall include Landscape standards associated with applicable Special District.

Nearest Park: **Hawkins Park - Park Zone: E-1**

If property zoning /use changes, then "Parkland / fees" requirements will be re-assessed based on applicable conditions.

El Paso Water

1. Please label 20' sewer easement as 20' PSB easement.

Water:

2. There is an existing 12-inch diameter water main that extends along Montana Ave., located approximately 42.5 feet south of the right of way centerline. This main is available for service.
3. EPWater records indicate a vacant ¾" water service connection at the subject property. The address for this service is 8836 Montana Ave.

4. Previous water pressure from fire hydrant #2771 located approximately 675 feet east of the intersection of Hawkins Blvd. and Montana Ave. yield a static pressure of 70 (psi), a residual pressure of 60 (psi), and a discharge of 1,300 gallons per minute.

Sanitary Sewer:

5. There is an existing 8-inch diameter sanitary sewer main that extends along the northern portion of the property approximately 26 feet south of the property's northern property line. This main is available for service.

General:

6. Montana Ave. is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Montana Ave. right-of-way requires written permission from TxDOT.
7. No building, reservoir, structure, parking stalls or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWater-PSB easement without the written consent of EPWater-PSB. The Developer shall refrain from constructing rock walls, signs, buildings, curbs or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the easement line to any building, sign or structure. All easements dedicated for public water and sanitary sewer facilities shall comply with the EPWater-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWater maintenance vehicles. EPWater-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.
8. EPWater requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Central Appraisal District

No objections.

FIRE DEPARTMENT:

No comments received.

SUN METRO:

Recommend approval with condition that the bus stop comply with Sun Metro's bus stop design standards.

There is an existing bus stop adjacent to the subject property. Please coordinate with Sun Metro for the relocation and installation of the bus stop as it will need to adhere to the current bus stop design standards. The current bus stop design standards require an 8' by 40' bus pad